



ORDINANCE NUMBER 2795

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR OUTSIDE STORAGE INCLUDING VARIANCES TO THE SCREENING AND LOCATION REQUIREMENTS, ON AN APPROXIMATELY 4.94-ACRE TRACT OF LAND LOCATED AT 1901 HUTTON COURT AND WITHIN THE PLANNED DEVELOPMENT NUMBER 22 (PD-22) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Farmers Branch City Council is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow outside storage, including variance requests to the screening and location requirements, on an approximately 4.94-acre tract of land located at 1901 Hutton Court, and within the Planned Development No. 22 (PD-22) zoning district (hereinafter the "Property"), as described in the attached Exhibit "A" and further depicted on Exhibit "B," subject to the terms and conditions contained herein.

SECTION 3. That the Property shall conform in operation, location and construction to the development standards specified within the Planned Development No. 22 (PD-22) zoning district and in accordance with the approved site plan attached hereto as Exhibit "C." All exhibits attached hereto are incorporated herein by reference.

SECTION 4. That the City Council does hereby approve the site plan attached hereto as Exhibit "C" with the following variances:

1. Allow outside storage without the required screening from all sides on a street by a masonry screen or landscaped area; and
2. Allow outside storage on the side of a building fronting a street.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, on this the 18th day of October 2004.**

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST

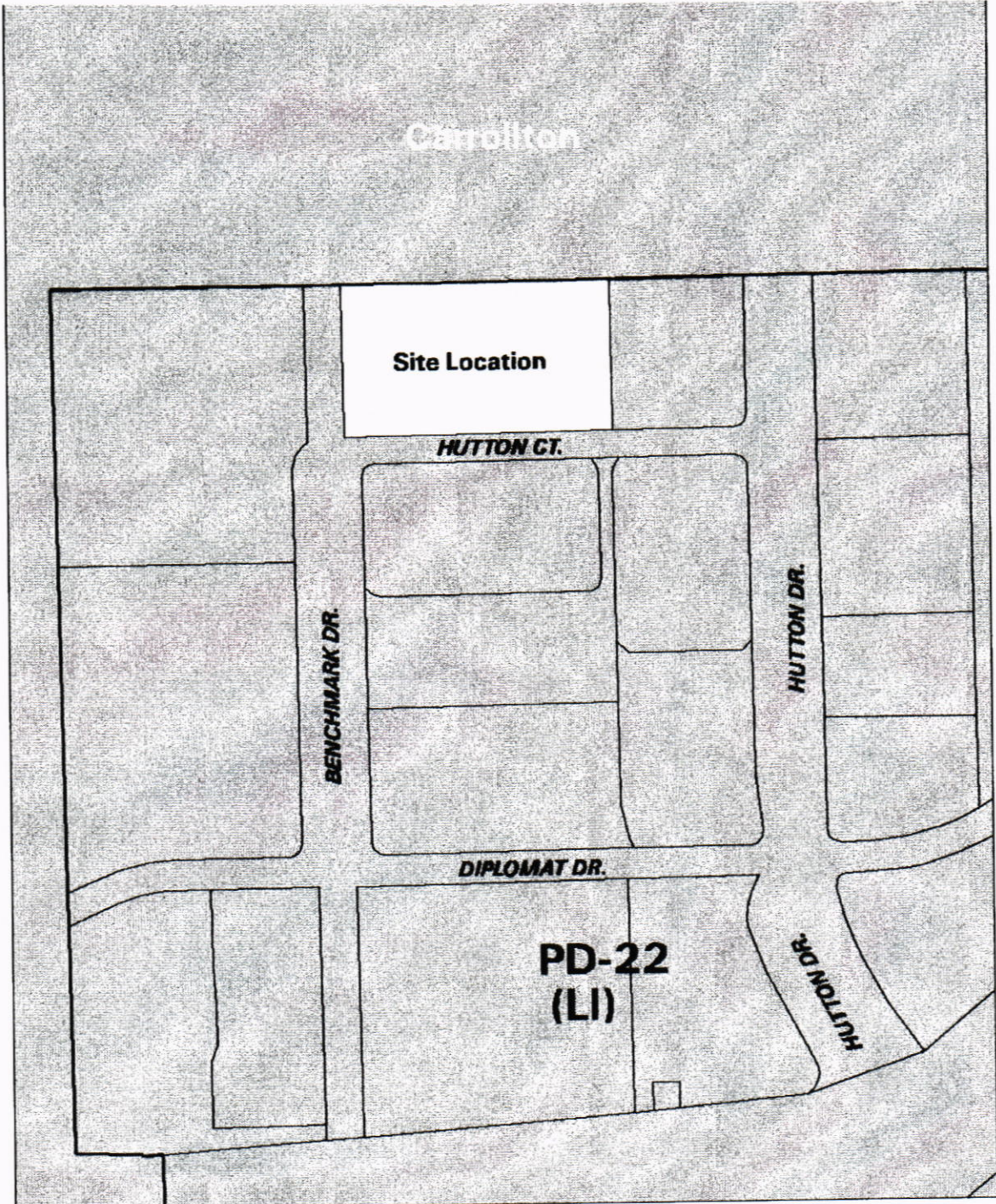


City Secretary

Exhibit "A"

**Lot 2, Block 1 of the Final Plat of the Valwood Park Farmers Branch Phase One
Addition, City of Farmers Branch, Dallas County, Texas. Volume 84168, page 3294.**

Exhibit "B"

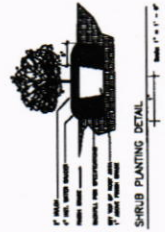
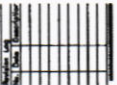


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CONCEPTUAL EVALUATION - PROPOSED
SHEET 142 - 142

L-1



LANDMARKS PROPERTY'S BROTHERS

A. ROBERT SALMON, LANDMARKS PROPERTY, LANDMARK Bldg.
2000 N. COLLIER BLVD., 7TH FLOOR
HOUSTON, TEXAS 77028
TEL. 875-600-0280

THE TEXAS BOARD OF ARCHITECTURE, ENGINEERS AND LANDSCAPE ARCHITECTS RECOGNIZES THE PROFESSIONAL PRACTICES OF THE FIRM'S MEMBERS AS A LANDMARK ACHIEVEMENT IN TEXAS.

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